

Westfield-Washington Advisory Plan Commission held a meeting on Monday, July 18, 2011 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting: 7:00 PM**

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Robert Smith, Cindy Spoljaric, Dan Degnan Steve Hoover, and Danielle Tolan.

**City Staff Present:** Matt Skelton, Director; Andrew Murray Planner; and Brian Zaiger, City Attorney

**Approval of the Minutes:**

Motion to approve the June 20, 2011 minutes as presented.

Motion: Tolan; Second: Spoljaric; Vote: Passed by Voice Vote

Skelton reviewed the Advisory Plan Commission Rules of Procedure

**ITEMS OF BUSINESS**

Case No.	1101-PUD-02
Petitioner	Wilfong Land Companies, LLC
Description	Springmill Trails PUD
	SR 32 & Casey Road; Petitioner requests a change in zoning of approximately 897 acres from the Eagletown PUD to the Springmill Trails PUD.

Skelton reviewed the petition history and stated the petitioner would be presenting details of modifications to the PUD.

Mr. Jon Dobosiewicz, Nelson & Frankenberger, summarized some of the proposed changes, including that all real estate east of Spring Mill Road and south of State Road 32 is no longer a part of the proposal. He stated that the remainder of Residential Districts 1, 2, and 3 have been aggregated into a single district, reduced by 280 fewer homes, and maintains the same open space requirements. He added that north of 186<sup>th</sup> street, vinyl siding as a building material has been removed, and landscape requirements have been enhanced. He added that in Residential District 2, a restricted use of vinyl siding was being requested. Further, Dobosiewicz discussed some outstanding issues and listed a number of changes the petitioner has agreed to make. He also noted that the overall density of the project has been reduced by 0.07 units/acre from the existing Eagletown PUD proposal.

Smith invited public comment.

Mr. Carl Roudebush asked if something has changed, since the rendering tonight showed 191<sup>st</sup> Street going north rather than south.

Skelton responded that everything west of Springmill Road will be development driven. He added that the City is not planning to construct the road as shown.

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2 Degnan asked for an explanation on removing a 25-acre park, and not counting the 93 acres in the green  
3 space. He also asked about maintaining the percentage of green space and all the pre-existing amenities.  
4

5 Dobosiewicz responded that the 25-acres will not be developed as ball fields, but it will still be  
6 developed.  
7

8 Spoljaric stated that previously, access points were not included in a rezone petition, but that they are  
9 addressed here.  
10

11 Skelton responded that the reason they are addressing access now is because we have a zoning  
12 requirement that prohibits access. He noted that the petitioner is asking to modify that zoning standard.  
13

14 Dobosiewicz stated that if approval is not gained through the City or State for access at those locations, it  
15 will not happen. He added that the petitioner does not expect access to be only from Eagletown Road and  
16 an existing point on Casey Road, however. Dobosiewicz noted that the petitioner is laying out where the  
17 differences are expected to be between what is proposed and the SR 32 overlay requirements, not that  
18 entitlement is being established.  
19

20 Spoljaric expressed concern about the residential rear yards facing right-of-way.  
21

22 Dobosiewicz responded that 100 feet of open space is significant. He added that the standard is that the  
23 lots either have 100 feet minimum with open space or those houses would have to front the street.  
24

25 Spoljaric referred to the section on the keeping of horses and other animals, stating that barns are  
26 permitted subject to minimum of 50-foot setback. She questioned that there are no height or size  
27 limitations of the barn.  
28

29 Dobosiewicz responded that this would default back to the zoning ordinance.  
30

31 Hoover asked where he could see an example of a 45-foot front-load lot.  
32

33 Dobosiewicz stated that he would email some examples for staff to forward to the Commission.  
34

35 Hoover expressed concern about the look of the front-load lot.  
36

37 Dobosiewicz offered to submit other options in order to make these more aesthetically appealing.  
38

39 Spoljaric asked for clarification about what fencing would be allowed.  
40

41 Dobosiewicz responded chain-link fencing would be excluded.  
42

43 Dobosiewicz stated that the intent is to have an updated ordinance with all changes available for  
44 consideration by the Commission at the August 1 meeting.  
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46  
47  
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49  
50

**ADJOURNMENT** (8:15 p.m.)

Approved (date)

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President, Robert Smith, Esq.

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Vice President, Cindy Spoljaric

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Secretary, Matthew S. Skelton, Esq.

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